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and by that I mean the tenant useable space of the gross area. In other words, the building will be drawn to the point that not less than 80% of the gross tenable usage will be made useable for the area of the establishment of these offices. The other building, I think, went down as low as around 60% or 65% as I recall. Subsequently, the commission shall provide for subdivision improvements of the net useable space in the offices for such state agencies as shall be designed by the occupants of the building by the commission and/or the Legislature. When it comes to the internal designs of this building, then the Legislature's desires and wishes must be considered and I would presume they would prevail because we are going to use the building. Then it says the investment shall not exceed twenty million dollars. It also provides that the interest on the bond, if and when sold, the interest on the proceeds of the bonds shall be reinvested and the interest that would accrue from the reinvestment shall go to supplement the twenty million dollars and not to reduce it. In other words, it might be a million or two or three million dollars. I am only guessing at that but whatever the interest is, which is the interest on the proceeds of the sale of the bonds, shall be used in order to give the addition to the twenty million dollars. I think this has been too long in coming. I think it's fortunate the Executive of the state and the Legislature and particularly Senator Luedtke who has been involved in this thing for years, he's been the main capitalist in order to bring about the compromise, if that's the right word, between the Governor and this body and I hope you'll adopt the amendment and pass the bill, and let's get at it.

SPEAKER: Senator Frank Lewis.

SENATOR FRANK LEWIS: Mr. Chairman, would Senator Carpenter yield to a couple of questions? Number one, if we do this I certainly think we ought to use what we have in terms of plans, but as I read this that's not mandated in your amendment.

SENATOR CARPENTER: For all practical purposes, it is. That's the main reason for the amendment.

SENATOR FRANK LEWIS: I may not be reading this correctly but it says, "The commission may".

SENATOR CARPENTER: Well, you give them the choice but I can assure you, Senator, that the reason for the amendment is they are not going to use...they are not going to draft new plans. They are going to use those that are now in existence and, basically, they use those plans only from the standpoint of the outside of the building itself without going in to the details of the internal construction of the use of the building. I think I can say without their contradiction they are going to use the old plans.

SENATOR FRANK LEWIS: All right, that takes care of the first one. The second one, and this may not be the appropriate time but I think there is some fear on the part of some people that once we establish an office building, we'll still be in the process of other buildings scattered throughout this community being used for state agencies and this may not be the time to ask that question but I certainly pose it to you as when do we specifically take care of that problem.

SENATOR CARPENTER: Well, I would presume, I can't speak for Senator Luedtke, but I presume his opinion is the same as mine. We'd like to build a building big enough to house all the agencies of this state government, not only today, but as they would exist after 1980 and construct the building foundation wise, so we can go up if necessary. Nobody in their right mind, I don't think, would say that state government is not going to expand. Maybe it shouldn't, but it's going to expand,